



OFFICE OF CITY CLERK

COUNCIL MINUTES

May 22, 2008

The City Council of the City of Mesa met in a joint meeting with the Planning and Zoning Board at the Arizona State University Decision Theater, 21 East 6th Street, Suite 126A, Tempe, Arizona on May 22, 2008 at 8:00 a.m.

COUNCIL PRESENT	COUNCIL-ELECT PRESENT	PLANNING AND ZONING BOARD PRESENT	STAFF PRESENT
Mayor Keno Hawker Kyle Jones Darrell Truitt Claudia Walters Mike Whalen	Scott Smith Alex Finter Dina Higgins Dave Richins	Pat Esparza Jared Langkilde Chell Roberts	Jack Friedline Kari Kent Christine Zielonka John Wesley Scot Rigby Mike James Scott Butler Brent Stoddard Planning Staff*
COUNCIL ABSENT	OFFICERS PRESENT	OTHERS PRESENT	
Tom Rawles Scott Somers	Christopher Brady Debbie Spinner	Mark McLaren, HDR Lynn Kusy, Phoenix-Mesa Gateway Airport	

*(Planning staff members and employees from other departments were seated in an adjacent conference room from which they could observe the meeting and the presentation.)

Mayor Hawker excused Councilmembers Rawles and Somers from the entire meeting.

A quorum of the Planning and Zoning Board was not present.

1. Hear a presentation, discuss and provide direction on the Southeast Mesa Strategic Development Plan.

City Manager Christopher Brady thanked City staff and Arizona State University (ASU) staff members for their efforts to prepare this presentation. He said that the importance of this area is demonstrated by the City's commitment of \$800,000 to develop the Southeast Mesa Strategic Plan. Mr. Brady reported that the City's ratio of the number of jobs per household is substantially below the Valley average and that the goal is to create 100,000 new jobs. He noted that three new business operations recently announced for the Phoenix-Mesa Gateway Airport are anticipated to generate approximately 400 jobs and therefore, the task of creating 100,000 would require considerable effort.

Mr. Brady advised that a level of urgency exists regarding the decision-making process. He said that numerous inquiries have been received from developers interested in pursuing various

types of projects, and he stated that it is imperative that the Council provide guidance and establish the goals. He added that the Council would have an opportunity at the May 29th Study Session to make a decision regarding the Strategic Development Plan.

Lisa Faiss, Assistant Director for Integrated Urban Solutions at the ASU Decision Theater, answered questions about the venue and explained that their goal is to facilitate decision-making and policy discussions in the areas of urban planning and sustainability.

Mesa Gateway Area Economic Development Project Manager Scot Rigby displayed a PowerPoint presentation (a copy is available for review in the City Clerk's Office) and reviewed the following goals for the Gateway Area:

1. Protect and promote the airport.
2. Commercial passenger service with complementing cargo activities.
3. 100,000 high-wage/high-value jobs.
4. Achieving a financially sustainable area.

Planning Director John Wesley stated that although the plan establishes goals for the Gateway area, it would not be considered a regulatory document.

Mr. Rigby highlighted the two plans for the Gateway area: Plan A, the plan prepared by the consulting firm, HDR, and Plan B, a plan that eliminates residential housing in the area within the Loop 202. He reviewed the goals and noted that the projections are as follows: Plan A would generate 133,000 jobs with an average salary of \$49,000 per year and Plan B would generate 128,000 jobs with an average salary of \$41,000 per year. Mr. Rigby provided additional detail on the two plans (see Attachment 1). He described the various elements, which include an urban center, high-density urban living, urban employment/mixed use, a village center and regional commercial development. Mr. Rigby displayed a three-dimensional map indicating the flight paths for planes departing from the airport, which was viewed with "3-D" vision glasses by those present in the theater. He noted that the Salt River Project (SRP) has 150-foot power lines in the area, and therefore the maximum building height could be established at 150 feet. He advised that departing passenger jets would be at a height of 3,100 feet above ground level when passing over the intersection of Ellsworth and Elliot Roads and that the sound levels would comply with Federal Aviation Regulations (FAR) Part 77.

In response to a question from Mayor Hawker, Mr. Rigby advised that the flight paths utilized in the example are for departing flights because departures generate more noise than arrivals and arrivals have a narrower flight path.

Discussion ensued relative to the fact that the plan is based on a projection that passenger flights would account for eighty percent of the traffic; that the plan projects a minimum of 100 commercial flights per day; that residential development exists north of the power lines; that the flight patterns indicate the activity forecasted for the next twenty years; that the goals take advantage of existing infrastructure and planned improvements; and that the plans meet all safety requirements.

(An audio demonstration provided examples of the various sound levels for departing MD80 passenger jets and Boeing 757 cargo planes at different locations in the overflight area.)

Mayor Hawker indicated that he opposed any residential development in proximity to the end of the runway. He added that although he may be overly cautious, the freeway creates a natural barrier to residential development to the north of the freeway and he is opposed to residential development inside the Loop 202.

Further discussion ensued relative to the fact that different people are sensitive to different levels of noise; that complaints regarding excessive noise could result in the City incurring future costs to address the problem; that higher building standards with increased sound attenuation could be required inside the Loop 202; and that meeting notices were provided to all property owners and stakeholders in the planning area.

A member of the audience, Jim Stewart, representing the Gateway Super Regional Center, addressed the Council and stated that some stakeholders within the Loop 202 area did not receive notification of the meetings.

2. Adjournment.

Without objection, the meeting adjourned at 9:27 a.m.

KENO HAWKER, MAYOR

ATTEST:

LINDA CROCKER, CITY CLERK

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Joint meeting of the City Council and the Planning & Zoning Board of Mesa, Arizona, held on the 22nd day of May 2008. I further certify that the meeting was duly called and held and that a quorum was present.

LINDA CROCKER, CITY CLERK

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Attachment (1)